



## CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

### I: Project Information

Project Title: Preservation of Action Façade – Historic Woolworth’s Building (Phase 1)

Project Summary: We are seeking funding to begin the restoration of the façade of the historically significant former Woolworth’s store building at 180 Main Street, which currently is owned by and houses the main offices of Action, Inc., including the COMPASS Youth Program and our new Education and Training Center. Space in the building is also leased out to other social and City services, including the North Shore Career Center and Healing Abuse Working for Change, as well as the retail shop Magic Scarf. Restoration of the building’s façade is necessary to repair damage caused by a consistent history of water leaks, to prevent future damage, and to preserve the building’s historically significant art deco architecture. The building was built in 1937 and housed the iconic Woolworth’s store for years. It was purchased by Action, Inc. in 2004 at which time it underwent extensive renovations as part of a larger initiative by the City to improve and restore the historic East End and bring more retail space to that section of Main Street, which is now undergoing another revival as a historically significant arts district. This work will be completed in two phases, with Phase 1 (this proposal) addressing the most severely damaged areas, and Phase 2 (year 2) completing the restoration of the remainder of the façade.

Estimated start date: December 2015

Estimated completion date: July 2016 for Phase 1

CPA Program Area (check all that apply):

Open Space

☒ Historic Preservation

Community Housing

Recreation

### II: Applicant/Developer Information

Contact Person with primary responsibility for project: David Brooks

Organization (if applicable): Action, Inc.

Mailing Address: 180 Main Street, Gloucester, MA 01930

Daytime phone #: 978-282-1000

Fax #: 978-283-0523

E-mail address: dbrooks@actioninc.org

### III: Budget Summary

Total budget for project: Phase/Year 1: \$97,850

CPA funding request: \$97,850

CPA request as percentage of total budget: 100%

Applicant’s Signature:

A handwritten signature in blue ink, appearing to read "Timothy L. Riley", written over a horizontal line.

Printed Name and Position: Timothy L. Riley, Executive Director

## Narrative

With this proposal, Action, Inc. seeks funding to begin the repair and restoration of the façade of its main office building located at 180 Main Street in downtown Gloucester. We anticipate this project being completed in two phases, with this proposal supporting Phase 1/Year 1 and addressing the most severely damaged areas of the façade.

Action, Inc. is a non-profit organization offering a broad range of community programs and human services for economically disadvantaged individuals and families on Cape Ann. Action, Inc.'s administrative offices as well as our HomeCare, Job Training and Education, COMPASS Youth Program, and Client and Housing Services divisions all operate out of our 180 Main Street building. This site also houses our brand new Education and Training Center and leases space to the Gloucester branch of the North Shore Career Center, Healing Abuse Working for Change (HAWC), and a retail business.

The iconic former Woolworth's department store building has an extensive history of water leaks due to lack of waterproofing technology available in the 1930's when the building was constructed. The lack of waterproofing behind the masonry allows for water infiltration. This infiltration has resulted in damaged bricks and mortar, rusting jacking along the parapet, and leaking above windows. The building is located in a prominent downtown location in Gloucester's East End at the corner of Pleasant and Main Streets, within the Central Gloucester Historic District as included in the National Register of Historic Places. Built in 1936-37 on the site of the former Post Office and Customs House, the building is described by the Gloucester Historical Commission as follows: "It was constructed at the behest of Mrs. Helena McCann, a Woolworth family heiress who sailed into Gloucester in 1935, bought Beauport from the estate of Henry Davis Sleeper and was dismayed to find there was no F.W. Woolworth Five and Dime store in the city." Ms. McCann got her wish, with the Woolworth Company purchasing the lot in 1936 and the new store opening for business on February 19, 1937.

The building's art deco design was reflected in its smooth, neutral colored brick and embellishments such as parapets and chevron markings along the roof line. A July 23, 1936 article in the *Gloucester Daily Times* announcing the project stated, "The Building is to be of modern design, its front to have a granite base, with pilasters and limestone trimmings, and of buff brick." Fire damage in 1974 resulted in front renovations that included the addition of a brick façade and new windows. In 2001 brick was replaced on the lower portion of the building, and in 2006 Action, Inc. had the main entrance at 5 Pleasant Street increased in size. However, over the years the exterior of the building has retained its art deco features and through this proposal we aim to preserve its historical and architectural significance while addressing years of water damage in an effort to prevent future leaks and damage to building. ***See attached contractor quotes for an itemized list of the work to be done in Phase 1. (Note: Phase 2, which will be completed at a later point in time dependent on funding availability, will involve the restoration of the remainder of the façade of both sides of the building.)***

This project will meet general CPA evaluation criteria in that it will preserve and enhance the essential character of the City's East End area, protect the threatened architecturally and historically significant features of a prominent downtown building, can be feasibly completed within budget and on schedule, will provide long-term benefits, and has been endorsed by the Gloucester Historical Commission. Further, it will meet specific Historic Preservation criteria in that it will protect, preserve, and restore historic, cultural, and architectural resources of significance that are currently threatened by water damage; and will benefit the public by

protecting Action, Inc.'s ability to continue to provide services and programs to Cape Ann residents out of the building.

Action, Inc. directly serves approximately 7,000 people each year in our immediate service area of Gloucester, Essex, Ipswich, Manchester, and Rockport, while serving thousands more through energy conservation programs overseen by the organization across Massachusetts. Action, Inc. works to identify and address the needs of low-to-moderate-income Cape Ann residents, with the majority residing in the City of Gloucester. Every day, Gloucester residents walk through the doors of our building to access services such as housing assistance, public benefits enrollment, career training programs, adult education classes, alternative high school programs, case management, and more. In recent years, with more frequent extreme weather events and the continued deterioration of the building, we have experienced water leaks that have resulted in damage to the offices and classrooms where we serve clients and students. These issues also impact the tenants of our building, which include the North Shore Career Center, Healing Abuse Working for Change, and Magic Scarf. This project would address and resolve the root of the building's water issues while restoring its façade's architecturally significant art deco elements and retaining the historic charm of the downtown area.

Action, Inc. stands out as an agency capable of providing successful programs, having served Cape Ann since 1965. Please visit our website at [www.actioninc.org](http://www.actioninc.org) for an overview Action, Inc. and the services we provide. With the repairs to our building, we will be able to continue to serve our community out of our 180 Main Street location for many decades to come.

***Proposal Attachments:***

- Visual materials, including current building photographs and historic photographs from the *Gloucester Daily Times*
- Official unanimous recommendation of this project from the Gloucester Historical Commission
- Letters of support for this project from the Cape Ann Chamber of Commerce and from 180 Main Street tenant and local retail business The Magic Scarf Company
- Detailed contractor quote from Chapman Waterproofing Company (includes permits and police detail)
- Detailed contractor quote from GCFODERA Mason Contractor (does not include permits or police detail)

\* Architectural and engineering plans available upon request

**Architect:** Robert I. Mitnik, A.I.A.  
186 Main Street  
Gloucester, MA 01930  
(978) 283-7579  
[bob@mitnikarch.com](mailto:bob@mitnikarch.com)

**Consultant:** CBI Consulting, Inc.  
250 Dorchester Avenue  
Boston, MA 02127  
(617) 268-8977

**Project Budget**

**CITY OF GLOUCESTER  
COMMUNITY PRESERVATION COMMITTEE**

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**BUDGET FORM**

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**Project Name:** Preservation of Action Façade – Historic Woolworth’s Building  
**Applicant:** Action, Inc.

<b>SOURCES OF FUNDING</b>		
<b>Source</b>	<b>Amount</b>	
Gloucester CPC	\$97,850	Phase/Year 1
<b>Total Project Funding</b>		
<b>PROJECT EXPENSES</b>		
<b>Expense</b>	<b>Amount</b>	<small>Please indicate which expenses will be funded by CPA Funds:</small>
See attached contractor quote for detailed list of work to be completed in Phase 1	\$97,850	All
<b>Total Project Expenses</b>	\$97,850	All

**Notes:**

- See attached contractor quotes from Chapman Waterproofing Company (includes permits and police detail) and GCFODERA Mason Contractor (does not include permits or police detail)
- This proposal is for support of Phase 1/Year 1, which will address the most severely damaged areas of the façade. This work is critical to protect the building from additional water damage. Dependent on availability of future funding, a Phase 2 will be initiated which will restore and preserve the remainder of the façade on both sides of the building.

## Project Timeline

# CITY OF GLOUCESTER

## COMMUNITY PRESERVATION COMMITTEE

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### PROJECT SCHEDULE

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Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds may not be available until up to two months following Committee approval.

	Activity	Estimated Date
<b>Project Start Date:</b>	Project team meets with contractor to plan out construction schedule, material orders, necessary permits, police details, and other mobilization tasks. Work on façade begins later, as soon as weather is consistently in the 40 degree plus range.	December 2015
<b>Project Milestone:</b>	Waterproofing work begins. Parapet removed and taken offsite for restoration work. Brick removal.	Late March 2016
<b>50% Completion Stage:</b>	Waterproofing complete and masonry work phase begins. Brick replacement and repair.	May 2016
<b>Project Milestone:</b>	Parapet restoration complete.	June 2016
<b>Project Completion Date (Phase 1):</b>	Parapet reinstalled. Masonry work completed. Façade restored.	July 2016

## Feasibility

Multiple independent contractors have visited Action, Inc. to assess the damage to the building and provide quotes on the work required to repair the façade while retaining its architectural features. They have determined the feasibility of completing Phase 1 of the project on schedule and on budget. There will be no change to the zoning of the building, and necessary permits will be acquired from the City by the contractor(s) hired to complete the work. There are no known potential barriers to implementing the project. While ideally a Phase 2 will be initiated at a later date to complete restoration of the entire façade on both sides of the building, this will be complementary and not redundant work; Phase 1 is more financially feasible at this time and is critical to address immediate concerns and prevent additional damage.

## Visual Materials

*Attached within this proposal are current and historic photographs of the building as well as design plans of proposed work.*

## **Applicant Qualifications**

Action, Inc. was established in 1965 as a result of the Economic Opportunity Act, which began the War on Poverty and resulted in the formation of Community Action Agencies across the U.S. Action was among the first and aimed to address the underlying causes of poverty and provide programs that would help people move up the ladder of economic opportunity. In its early years, Action offered after-school programs and senior services. The agency expanded and increased its programs which now include the Client and Housing Services, COMPASS Youth Program, Energy Services, HomeCare, and Job Training and Education divisions. Energy Services now oversees conservation projects throughout MA. Through our primary programs, we provide a broad range of services including: MassHealth and SNAP enrollment, case management, housing assistance, eviction prevention, homelessness prevention, day and night school programs for at-risk teens, HiSET preparation, academic and career counseling, weatherization, heating system repair and replacement, energy conservation, assistance with fuel and utility bills, in-home personal care services for elders and disabled adults, resume assistance, interview skills, job searches, healthcare training programs, adult education, emergency shelter, HOPWA housing program for people living with HIV/AIDS, affordable housing units, and substance abuse and mental health services.

Action, Inc. is a leader in the community and has incubated other critical local services, including Open Door food pantry, Pathways for Children, Senior Care, Gloucester Senior Center, Meals on Wheels, and the Fisherman's Wives Association. All now operate as independent organizations and work together to create Cape Ann's safety net for those in need.

In 2004 Action, Inc. purchased the historically and architecturally significant 180 Main Street building to house its administrative offices as well as its Client and Housing Services, COMPASS Youth Program, HomeCare, and Job Training and Education divisions. In 2009 Action added additional programs as a result of the American Recovery and Reinvestment Act. In 2011-2012 Action purchased land and began constructing new affordable housing for homeless families. We also initiated a High Risk Task Force and welcomed the North Shore Career Center as a tenant at 180 Main Street. In 2013 Action housed homeless families through the new Home Together program and secured housing for hard-to-place homeless individuals through the new Welcome Home program. And in 2014-2015 Action constructed and opened a brand new Adult Education and Training Center in the lower level of 180 Main Street that will allow us to expand on our job training and education programs.

In addition to the 180 Main Street building, Action, Inc. owns and operates additional properties in Gloucester including affordable housing units, the Action Emergency Shelter, and the Action Energy Services building. In 2010 Action, Inc. received Restoration Awards from the Gloucester Historical Preservation Commission for work completed on both the Shelter at 370 Main Street and the Energy Services building at 47 Washington Street.

This proposed project will be overseen by Action, Inc.'s full-time Facilities Manager, David Brooks, who joined Action in 2014 and brings 10 years of experience working for Brooks Maintenance Company maintaining commercial buildings at the Blackburn Industrial Park. David will be the point person for overseeing that the façade project is completed with careful attention to mitigating water intrusions and preserving the character of the building.